



**ZONING BY-LAW 2008-250**

**REQUIRED**

GRADE (GEODETIC ELEVATION)	62.72m
BUILDING HEIGHT - 12 STOREYS	39.5m
BUILDING HEIGHT - AMENITY / MECHANICAL	43.5m
FRONT YARD SETBACK	0.8m
CORNER YARD SETBACK	1.8m & 1.9m
REAR YARD SETBACK	2.7m
TRANSPARENT GLAZING (GROUND FLOOR FACADE)	0.5%
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS)	0.05
VISITOR PARKING PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m <sup>2</sup> OF GFA
BICYCLE PARKING PER UNIT	1.0
AMENITY AREA - PER UNIT	6.0 sq. m
MINIMUM DRIVEWAY WIDTH	3.0m

**PROVIDED**

12 STOREY BUILDING HEIGHT	39.5m
AMENITY / MECHANICAL LEVEL BUILDING HEIGHT	4.0m
FRONT YARD SETBACK	0.9m
CORNER YARD SETBACK - EAST	2.0m
CORNER YARD SETBACK - WEST	1.8m
REAR YARD SETBACK	2.7m
PARKING - PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING - PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m <sup>2</sup> OF GFA
BICYCLE PARKING - PER UNIT	0.5
COMMERCIAL BICYCLE PARKING	1 per 250m <sup>2</sup> OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m

**PROJECT STATISTICS**

GROSS BUILDING FLOOR AREA (CITY ZONING REFERENCE)	0.0 sq. m
BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	1,349.8 sq. m
2nd FLOOR	1,429.9 sq. m
3rd FLOOR	1,667.4 sq. m
4th FLOOR	1,711.6 sq. m
5th - 7th FLOOR	3 x 1,414.7 sq. m
8th & 9th FLOOR	2 x 1,407.1 sq. m
10th FLOOR	1,100.1 sq. m
11th & 12th FLOOR	2 x 1,063.3 sq. m
MECHANICAL / AMENITY LEVEL	0.0 sq. m
TOTAL AREA ABOVE GRADE	16,765.5 sq. m
	180,462 sq. ft.

**UNIT STATISTICS**

STUDIO	10
1 BEDROOM UNIT	151
2 BEDROOM UNIT	82
TOWN HOUSE UNIT (2 LEVEL)	9
TOTAL	252
COMMERCIAL UNIT	747.1 sq. m
	8,042 sq. ft.

**CAR PARKING**

**REQUIRED**

10% REDUCTION WHEN ALL SPACES ARE BELOW GRADE FOR ZONING SECTION 101 (b) (c) ONLY		
RESIDENCE	- 0.5 PER UNIT (252 UNITS) AFTER 12 UNITS - 10% REDUCTION	108
VISITOR	- 0.1 PER UNIT (252 UNITS) AFTER 12 UNITS	24
COMMERCIAL RETAIL	- OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>	0
TOTAL		132

**PROVIDED**

RESIDENCE	- 0.5 PER UNIT (252 UNITS)	114
VISITOR	- 0.1 PER UNIT (252 UNITS)	24
COMMERCIAL	- OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>	0
TOTAL		138

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	- 1.0 PER UNIT (252 UNITS)	252
COMMERCIAL	- 1 per 250 M <sup>2</sup> OF GFA	3
TOTAL		255

**PROVIDED**

INTERIOR	235
EXTERIOR	25

- DRAWING NOTES**
- PROPERTY LINE
  - BUILDING SETBACKS AT GRADE - SEE SCHEDULE
  - CORNER SITE TRIANGLE, LOW SHRUBS ONLY
  - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
  - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - 1.8m WIDE CITY SIDEWALK AND STREET CURB
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
  - EXISTING FIRE HYDRANT
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - EXISTING TREE TO BE REMOVED
  - OUTLINE OF UPPER FLOORS
  - EXISTING BUILDING TO BE REMOVED
  - EXISTING UTILITY POLE TO BE REMOVED
  - 1200mm HT. BLACK METAL PICKET FENCE
  - OUTLINE OF AMENITY / MECHANICAL LEVEL
  - PROPOSED SERVICES
  - GAS EQUIPMENT LOCATION
  - EXISTING STREET LIGHT
  - EXISTING UTILITY POLE, RELOCATE AS REQUIRED
  - SIAMSE CONNECTION
  - PRIVATE WALKWAY TO GROUND FLOOR UNIT
  - INTAKE / EXHAUST GRILL
  - SEAT WALL, SEE LANDSCAPE FOR DETAILS
  - BICYCLE PARKING SPACE WITH RACK
  - EXISTING CITY PAVERS, RE-INSTATE AS REQUIRED
  - OUTLINE OF BELOW GRADE PARKING GARAGE
  - GROUND FLOOR CANOPY
  - DEPRESSED CURB AND WALK
  - EXISTING STREET PARKING
  - PROPOSED LIGHTING, SEE ELECTRICAL FOR COMPLETE ELECTRICAL PLAN & TYPE
  - 6.0m WIDE FIRE ACCESS ROUTE WITH SIGNAGE

**AMENITY AREA**

AT GRADE EXTERIOR - PRIVATE YARDS	160.0 sq. m
AT GRADE EXTERIOR - COMMUNAL	450.0 sq. m
GROUND FLOOR INTERIOR - COMMUNAL	45.0 sq. m
AMENITY LEVEL INTERIOR - COMMUNAL	300.0 sq. m
AMENITY LEVEL EXTERIOR - COMMUNAL	250.0 sq. m
5th & 10th FLOOR TERRACE - PRIVATE	620.0 sq. m
BALCONIES (ALL LEVELS) - PRIVATE	600.0 sq. m
TOTAL	2,425.0 sq. m
TOTAL COMMUNAL	1,045.0 sq. m

**SITE COVERAGE**

BUILDING FOOTPRINT	69.6%	2,030.6 sq. m
DRIVING SURFACE	0.4%	11.4 sq. m
LANDSCAPE AREA	30.0%	875.0 sq. m
TOTAL	100.0%	2,917.0 sq. m

**REFUGE REQUIREMENT** (252 UNITS)

GARbage	- 0.11 PER UNIT	28 YARDS
RECYCLING GMP	- 0.018 PER UNIT	5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	10 YARDS
ORGANICS	- 240L PER 50 UNITS	5

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCHEMATIC
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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**ARCHITECT:** RODERICK LAHEY ARCHITECT INC.  
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1.613.724.9932 1.613.724.1209 www.roderricklahey.ca

**PROJECT TITLE:** THE SOMERWELL  
979 to 961 WELLINGTON STREET  
26 to 40 ARMSTRONG STREET

**OTAWA ONTARIO**

**SHEET TITLE:** SITE PLAN

**DRAWN:** RV  
**SCALE:** 1:125  
**PROJECT No.:** 1945  
**DATE:** FEBRUARY 2019

**CHECKED:** S.S.  
**SHEET No.:** SP-1

<p><b>LEGAL DESCRIPTION</b></p> <p>TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 7, 8, 9 and 10 PART OF LOT 11 REGISTERED PLAN 89 CITY OF OTAWA</p> <p>REVISION NOTE: Plan revised July 31, 2020 Surveyed by Annis, O'Sullivan, Vollebøkk Ltd.</p>	<p><b>SURVEYOR</b></p> <p>Annis O'Sullivan Vollebøkk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 Email: EdH@aovltd.com</p>	<p><b>GEOTECHNICAL ENGINEER</b></p> <p>Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226.7381 Email: MD'Arcy@Patersongroup.ca</p>	<p><b>TRANSPORTATION ENGINEER</b></p> <p>CGH TRANSPORTATION INC. 24 Mont Royal West Office 801 Ottawa, ON K2G 3Z1 Tel: (514) 889-5442 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com</p>	<p><b>LANDSCAPE ARCHITECT</b></p> <p>Projet Paysage 396 Cooper Street, Suite 300, Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Tel: (613) 889-5442 Cell: (514) _____ Email: sgallant@projetpaysage.com</p>	<p><b>CIVIL ENGINEER</b></p> <p>IBI Group 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 730-5709 Tel: (613) 225-9868 Fax: (613) 730-5709 E-Mail: jmoftat@IBIgroup.com</p>	<p><b>URBAN PLANNER</b></p> <p>FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Tel: (613) 686-6319 E-Mail: mflanigan@mdevco.ca E-Mail: psmale@mdevco.ca</p>	<p><b>PROJECT DEVELOPER</b></p> <p>ML Wellington Realty Investments Inc. 396 Cooper Street, Suite 300, Ottawa, ON, K1Z 5G2 Tel: (613) 686-6319 E-Mail: mflanigan@mdevco.ca E-Mail: psmale@mdevco.ca</p>
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PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) DATE: Friday, March 10, 2023 PLOT SCALE: 1:1 PEN STYLE: 0-RLA-MASTER-100%.ctb F:\2019\1945 - 979 Wellington Street (Developer)\02\_Working Drawings\04\_Site Plan\1945 SP-1 Site Plan 2023 02 23.dwg Plot No.: #18841